

Chapter 13.71 HOLLADAY VILLAGE ZONE

13.71.080: DEVELOPMENT STANDARDS:

The following minimum development standards shall apply in the HV zone. Application of the design guidelines set forth in section 13.71.090 of this chapter may require a higher standard to be met.

A. Lot, Yard And Other Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on chart 13.71.1 of this section shall apply in the HV zone.

CHART 13.71.1

Development Standard	Amount
Lot area, minimum	5,000 square feet
Lot width, minimum	50 feet at 25 feet back from right of way
Lot frontage, minimum	50 feet
Build-to <u>-line</u>	⁺₂ the width of the right of way shown on chart 13.71.2 of this section, measured from the centerline— Buildings should <u>abut the right-of-way line, where possible, except for proper architectural movement, plazas, sitting areas, art displays, or other justification as recommended by the DRB and approved by the Planning Commission.</u>
<u>Maximum dwellings per acre</u>	<u>24</u>
Right of way encroachments	Exception: Ornamental architectural features such as arcades, canopies, awnings, balconies, cornices, etc., and subsurface intrusions such as footings and foundations may be allowed to protrude into the right of way provided they do not interfere with the normal use of the right of way, after review and approval of the planning commission and subject to a license agreement approved by the City Manager
Front setback, nonconforming	Expansion and remodeling permitted so long as nonconforming setback is not expanded

Field Code Changed

Maximum allowable impervious surface coverage, maximum	100 percent, subject to <u>buffering landscaping requirements for properties abutting non-HV residential uses, preservation of valuable trees, storm drain detention areas, etc.</u>
Building width, maximum	No requirement
Building height, maximum ¹ , including screened mechanical equipment but excluding: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 6 feet or less; 3) gables 4 feet or less	See figure 13.71.3 of this section
Land use for floor space abutting major streets and plaza within the Holladay Village zone	<p>The street level floor space fronting and abutting major streets, 2300 East, Holladay Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and floor space abutting Holladay Village Plaza, as shown on figure 13.71.4 of this section shall be retail uses² only.</p> <p>Exception: Small street level lobby areas that lead to upper story uses.</p>

Notes:

1. To reasonably accommodate for grade and slope changes and as measured from the top back of curb of the nearest street, maximum building height for multi-story buildings may be averaged using 10 equal measurements over the length of the roofline facing the street but at no point may exceed 4 feet above maximum.

2. For the purposes of this chapter the term "retail use" shall include all allowed uses categorized under the general heading of "retail" in chapter 13.100, "Appendix A - Allowed Uses", of this title as well as uses categorized as "personal service" and "pet grooming/pet daycare".

CHART 13.71.2 *No Changes*

1
2
3
FIGURE 13.71.3 – BUILDING HEIGHT ALLOWANCES *(This figure will replace the current figure)*

